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May 4, 1970

MEMORANDUM TO: Mr. Harry Largen

This is to serve as the official record of transmittal of the attached check in the amount of $9,587.50, made payable to Western Kentucky University by the Bowling Green Urban Renewal Commission.

The sum represents the return of deposit made by the University in purchase of property referred to as the Jonesville Urban Renewal Area. Reference is made to the contract agreement, dated December 2, 1963, which outlined the conditions of the land purchase and will serve as additional source of information if needed in the future.

You are requested to make deposit of this check to the appropriate account in keeping with approved policies and procedures for the use of these funds.

Dero G. Downing
President

DGD:mcb

Attachment

cc: Dr. Kelly Thompson
Miss Lois Dickey
Mr. Russell Cornelius
Mr. Harold Smith

COPY

WESTERN KENTUCKY UNIVERSITY

BOWLING GREEN, KENTUCKY

Office of Business Affairs

June 10, 1969

MEMORANDUM TO: President Kelly Thompson

You will recall the meeting which was held in your office some time ago for the purpose of discussing with Mr. Norm Lewis (accompanied by personnel from the local and regional offices of Urban Renewal and Community Development) matters relating to additional properties which could be included for claim of non-cash credits by the Urban Renewal Commission.

I have met with Charles Cherches and Arch Daniel on two occasions since that time. In order to resolve this matter to the reasonable satisfaction of all concerned, it will be necessary to take the following steps.

1. As a matter of record, we would need to respond to Arch Daniel's letter of April 16 (Exhibit #1). With this in mind, Exhibit #2 has been prepared for your signature.

2. Please notice that Exhibit #3 is a letter addressed to you certifying the approval of the amended plan for the City-County Planning Commission.

3. Exhibit #4 is a certification which you are requested to sign, listing properties purchased prior to the Jonesville Urban Renewal project.

4. Exhibit #5 is the certification which you are requested to sign verifying the purchase of properties since the Jonesville Urban Renewal project.

5. Exhibit #6 lists the properties which we indicated to Mr. Lewis we would be willing to state an intent of acquisition if the property became available at a fair market value. You are requested to sign the certificate of this intent.

6. Exhibit #7 is the draft of the letter which Arch Daniel proposes when he submits all of this material as a part of the claim for additional non-cash credits.

DGD

Dero G. Downing
Vice President for
Administrative Affairs

DGD:mch

Attachments

URBAN RENEWAL AND COMMUNITY DEVELOPMENT AGENCY

ARCH DANIEL
EXECUTIVE DIRECTOR

WILLIAM F. CARLO
FINANCE AND PROJECT MANAGER

FIDELITY FEDERAL BUILDING
1148 COLLEGE STREET
BOWLING GREEN, KENTUCKY 42101

PHONE 842-0159

April 16, 1969

Dr. Kelly Thompson
President
Western Kentucky University
Bowling Green, Kentucky

Dear Dr. Thompson:

As we discussed in our last meeting, the Urban Renewal Commission is expanding its claim for non-cash credits to include those properties purchased since the Urban Renewal Ky. R-31 Project has been in effect.

In order for the Commission to claim this property as non-cash credits, it is necessary that the Western Kentucky University Comprehensive Plan be amended to include said properties within the plan boundary. The Commission, therefore, requests that the University take the necessary steps to amend the Western Kentucky University Comprehensive Plan to make such credit claims possible.

We have contacted the City-County Planning Commission concerning possible date for the required Public Hearing. The earliest possible date that the City-County Planning Commission could hear the proposal will be May 29, 1969. Should this date be convenient to you for this purpose, we would appreciate your submitting the amendment for their approval at that time.

If I may be of any assistance, please do not hesitate to let us know.

Sincerely,

Arch Daniel

Arch Daniel
Executive Director

AD/jg

URBAN RENEWAL COMMISSIONERS:

NORMAN V. LEWIS, CHAIRMAN
RICHARD C. GARRISON, VICE-CHAIRMAN
REV. J. E. JONES
B. L. STEEN
ARTHUR M. REYNOLDS

CITY-COUNTY PLANNING COMMISSION

CITY HALL P. O. BOX 130
BOWLING GREEN, KENTUCKY 42101

June 2, 1969

Dr. Kelly Thompson, President
Western Kentucky University
Bowling Green, Kentucky

Dear Dr. Thompson:

This letter will serve as the formal notification of the City-County Planning Commission's approval of the amended Comprehensive Plan of Western Kentucky University.

At its duly advertised hearing on May 29, 1969 at 7:30 PM, the City-County Planning Commission heard the presentation on the proposed amendments and approved the Comprehensive Plan by the following motion:

> "Motion was made by Rogers that the amendment to the Comprehensive Plan as proposed by Western Kentucky University be approved. Motion was seconded by Kereiakes and unanimously approved."

Sincerely,

Charles Cherches
Planning Director

CC/mmr

cc: Arch Daniel, Director
Urban Renewal Commission

WESTERN KENTUCKY UNIVERSITY
BOWLING GREEN, KENTUCKY 42101

Office of The President

TO WHOM IT MAY CONCERN:

I, Kelly Thompson, President of Western Kentucky University, hereby certify that the attached list of land purchases on the Russellville Road in Bowling Green, Kentucky, were made by Western Kentucky University as the list indicates.

This June 16, 1969.

WESTERN KENTUCKY UNIVERSITY

By Kelly Thompson
President

Land Purchase - Russellville Road
WESTERN KENTUCKY UNIVERSITY
Bowling Green, Kentucky

Parcel No.	Date of Purchase	Purchased From	Description	Purchase Price
1	Sept., 1957	Ida Belle Johnson	A certain house and lot lying and being in the City of Bowling Green, Kentucky, immediately adjacent and adjoining the campus of Western Kentucky University and fronting 115 feet on the Russellville Road and extending back between parallel lines 195 feet, more or less, according to the records of the Warren County Tax Assessor's Office.	$15,200.00
2	Sept., 1957	Will Taylor	A certain house and lot fronting 115 feet, more or less, on the Russellville Road and extending back 203 feet, more or less, between parallel lines between the property of Ida Belle Johnson on the north, and 16th Street on the south, and the Russellville Road on the west, and the campus of Western Kentucky University on the east.	15,350.00
3	Sept., 1957	Will Taylor	A certain house and lot fronting 70 feet, more or less on the Russellville Road and extending back with 16th Street 145 feet, more or less, between parallel lines, and the same being the property deeded to Robt. Taylor by W. F. Dial and wife, Anna Dial, on October 2, 1922, by deed recorded in Deed Bood 149, page 112, of the Warren County Court Clerk's Office.	9,080.00
4	Sept., 1957	Linnie Cox	A certain house and lot lying and being in the City of Bowling Green, Kentucky, immediately adjacent to property above described, and fronting 45 feet, more or less, on the Russellville Road and extending back between parallel lines 145 feet more or less, to the property of Western Kentucky University, according to the records of the Warren County Tax Assessor's Office.	5,925.00

Parcel No.	Date of Purchase	Purchased From	Description	Purchase Price
5	Sept., 1957	Linnie Cox	A certain house and lot lying and being in the City of Bowling Green, Kentucky, immediately adjacent to above-described property and lying between said property and the campus of Western Kentucky University and fronting 70 feet, more or less, on the east side of the Russellville Road and extending back between parallel lines 145 feet, more or less, with the campus of Western Kentucky University.	$ 6,750.00
6	Feb., 1959	Sandy K. Poole and wife	A house and lot on the north side of the Bowling Green-Russellville Road and about one-half mile from Bowling Green, beginning on the corner of Hale's lot and the Russellville Road, thence northwest with Hale's line 338 feet; thence with P. Hines' line (now William Hines' line) southwest 75 feet; thence east with Lucinda Lucas' line 338 feet to the Russellville Road; thence with said road to the beginning. Being the same property conveyed to the first parties by Virgil Bailey and Corinne Bailey on April 24, 1945, by deed recorded in Deed Book 205, page 369, Warren County Court Clerk's office.	9,453.00
7	March, 1960	Lizzie Taylor	A certain house and lot lying and being on the west side of the Russellville Road in Bowling Green, Warren County, Kentucky, beginning at Lucinda Lucas corner, running back 338 feet to P. Hines line; thence south with Hines line 90 feet, more or less; thence at right angles and with McPeal's line 338 feet to the road; thence with same to the beginning. Being the same property conveyed to Lizzie Taylor by Robert Taylor in Deed dated August 10, 1928, of record in Deed Book 162, page 358, Warren County Court Clerk's office.	12,000.00

Parcel No.	Date of Purchase	Purchased From	Description	Purchase Price
8	Feb., 1961	Chas. H. Taylor and wife	Lot and two houses located on Russellville Road in Bowling Green, Kentucky, beginning at iron pin in curb line on Northwest side of Russellville Road 264 feet from the center line of Dogwood Drive at its intersection with said Russellville Road and a corner to the property of Western Kentucky University; running thence with curb line of Russellville Road S 39W 98.5 feet to a pin in the curb line of the Russellville Road, thence with a line of the property of Western Kentucky University N 37 degrees and 15 minutes E 98.3 feet to an iron pin corner to the property of Western Kentucky University; thence with another line of property of said College S 54 E 338.07 feet to the point of beginning.	$12,500.00
9	Feb., 1961	Lennie Cox	A certain house and lot in Jonesville, Bowling Green, Warren County, Kentucky, between the Russellville Road and the L and N Railroad, fronting on Hardin Avenue, beginning at an iron pin in the curb line on the northwest side of the Russellville Road 456.5 feet from the center line of Dogwood Drive where it intersects the said Russellville Road, being a corner to the property of Western Kentucky University, running thence with the curb line of said road S 39 W 45 feet to an iron pin in said curb line; thence with the line of the property of Dan Taylor N 52 degrees 30 minutes W 330.20 feet to an iron pin in the line of the property of Western Kentucky University; thence with the line of the property of said College S 52 degrees 30 minutes E 331.07 feet to the point of beginning. Being the same property conveyed to Lennie Cox by Edgar R. Bailey and wife, September 28, 1957, by deed recorded in Deed Book 295, page 34, in the Warren County Court Clerk's Office.	7,000.00

Parcel No.	Date of Purchase	Purchased From	Description	Purchase Price
10	Feb., 1961	Dan Taylor and wife	A certain house and lot in Jonesville in Bowling Green, Kentucky, between the Russellville Road and the L and N Railroad, beginning at an iron pin in the curb line on the northwest side of the Russellville Road, 501.5 feet from the center line of Dogwood Drive where it intersects said Russellville Road and being a corner to the lot of Lennie Cox, running thence with the curb line of said road S 39 W 61.6 feet to an iron pin in said curb line; thence with the line of the lot of the heirs of Taylor Hobson, N 52 degrees 30 minutes W 326.50 feet to an iron pin in a line of the Property of Western Kentucky University; thence with a line with said College property N 36 degrees 34 minutes E 61.6 feet to an iron pin in the line of the Lennie Cox lot S 52 degrees 30 minutes E 330.20 feet to the point of beginning. And being the same land conveyed to Dan Taylor and wife, Helen Taylor, with right of survivorship by deed recorded in Deed Book 294, page 397, Warren County Court Clerk's office. And being the same land conveyed to Wick Taylor and Dan Taylor by John Sadler, etc., on November 3, 1945, by deed of record in Deed Book 208, page 101, Warren County Court Clerk's office.	$10,000.00
11	Dec., 1961	Taylor Hobson Heirs	Property beginning at an iron pin on the curb line of the northwest side of the Russellville Road 563.1 feet from the center line of Dogwood Drive where it intersects the railroad, running thence with the northwest curb line of the railroad south 39 degrees west 130.2 feet to an iron pin in the curb line of the railroad; thence north 53 degrees 30 minutes west 321.17 feet to an iron pin on the property line at Western Kentucky University; thence with the line of Dan Taylor property S 52 degrees 30 minutes east 326.5 feet to the point of beginning. Being the same property conveyed to Taylor Hobson, deceased, on June 27, 1892 by deed recorded in Deed Book 81, page 142, Warren County Court Clerk's office, and being the same property willed to the first parties herein by the will of Taylor Hobson, probated on December 25, 1929, and of record in Will Book 7, page 130, Warren County Court Clerk's office.	$13,000.00

Parcel No.	Date of Purchase	Purchased From	Description	Purchase Price
12	May, 1961	Elsie Finn and husband	A house and lot in Warren County, Kentucky, lying between the L and N Railroad and the Russellville Road, bounded as follows: Beginning at a stone in the center of the Russellville Road, running thence S 36 W 130 feet to a stone, corner of Albert Thomas; thence with said Thomas's line N57-3/4 W 297 feet to said Thomas's corner in Lorn Sweeney's line; thence with said Sweeney's line N 31-3/4 E 140 feet; thence S 60 E 305 feet to the beginning.	$16,750.00
13	Dec., 1961	Rachel Taylor Heirs	A certain lot at the intersection of the L and N Railroad, U. S. Highway 68, and Hardin Alley, or Avenue, in Bowling Green, Kentucky, upon which is situated three certain houses, beginning at an iron pin in the curb line of the L and N Railroad, or Ky U.S. Highway 68, 134 feet N of the center line of Hardin Avenue, or Hardin Alley, and by a corner of the lot on U.S. Highway 68 heretofore conveyed by Elsie Loving Finn and her husband party of the second part; thence S 39 degrees west 134 feet to the center line of Hardin Alley; thence to the right and to the center line of Hardin Alley N 55 degrees 30 minutes west to 80.9 feet to a point in the center of the Hardin Alley; thence to the right N 22 degrees 15 minutes east 132 feet to a point in the line of the Elsie Loving Finn lot above mentioned; thence to the right and with the line of the said Elsie Loving Finn lot S 55 degrees east 297 feet to the point of beginning in the curb line of the Russellville Road, Kentucky U.S. Highway 68. Being the same property conveyed to George Lehman, et al. to Albert Thomas on November 6, 1871 by deed recorded in Deed Book 38, page 553, Warren County Court Clerk's office, and inherited by Rachel Thomas Taylor, only child and heir-in-law of Albert Thomas.	$19,500.00

Parcel No.	Date of Purchase	Purchased From	Description	Purchase Price
14	Feb., 1961	Amelia Taylor and others	Beginning at an iron pin in the property line in the edge of Hardin Avenue at its intersection with the right-of-way line of the L and N Railroad, running thence with the right-of-way of the L and N Railroad N 36 degrees 32 minutes E 241.34 feet to an iron pin in the right-of-way line of said L and N Railroad track, and a corner to the property of Western Kentucky University; running thence with the Line of Western Kentucky University S 52 E 238.62 feet to an iron pin in the line of the property of said College; thence S 36 degrees 10 minutes W 144.97 feet to an iron pin, corner to the property of the heirs of Walter Sublett, deceased; thence with a line of the Sublett property N 53 degrees 35 minutes W 117.66 feet; thence with another line of the Sublett property S 35 degrees 26 minutes W 89.48 feet to an iron pin in the edge of Hardin Avenue; thence with a line of Hardin Avenue N 53 degrees 30 minutes W 122.34 feet to the point of beginning in the L and N Railroad right-of-way. Being the same land conveyed to Wick Taylor by two deeds, one from Mary Parker, 8-19-41, see Deed Book 191, page 613; the other from Walter Sublett, 10-31-41, see Deed Book 294, page 302, Warren County Court Clerk's office.	$ 2,900.00
15	Feb., 1961	Lucille Sublett	Parcel of land in the City of Bowling Green, Warren County, Kentucky, beginning at an iron pin in the edge of alley known as Hardin Avenue, 408 feet from the northwest curb line of U.S. 68, running thence with the line of Hardin Avenue N 53 degrees 30 minutes W 116.6 feet to the corner of the Wick Taylor land; thence with another line of the Wick Taylor land S 53 degrees 35 minutes E 117.66 feet; thence S 36 degrees 10 minutes 89 feet to the point of beginning. Being the same property conveyed to Walter Sublett by Wick Taylor and his wife on October 31, 1945, by deed recorded in Deed Book 320, page 74, in the office of the Warren County Court Clerk.	700.00

Parcel No.	Date of Purchase	Purchased From	Description	Purchase Price
16	Feb., 1961	College Heights Foundation	A certain parcel of land located in Jonesville in the City of Bowling Green, Warren County, Kentucky, beginning at a stone, corner to this tract and lot of land of Wick Taylor in the line of Louisville and Nashville Railroad property; thence with the line of the Railroad N 36 degrees 17 minutes E 514 feet to a stone, corner to this tract and the property of Western Kentucky University; thence with the line of Western Kentucky University S 52 degrees E 340 feet to a stone; thence to the right S 36 degrees 34 minutes W 503.80 feet, thence N 57 degrees 45 minutes W 192 feet to a stake; thence with the line of Wick Taylor property N 52 degrees W 238.62 feet to the beginning, containing Four acres, more or less. Being the same property conveyed to the College Heights Foundation by Milbrey P. Bell and her husband, Chas. R. Bell, on January 22, 1959, by deed recorded in Deed Book 304, page 239, Warren County Court Clerk's office.	$10,000.00

April 21, 1969

Mr. Charles Cherches
Planning Director
City-County Planning Commission
City Hall
Bowling Green, Kentucky 42101

Dear Mr. Cherches:

I have received a request from the Urban Renewal Commission to make certain amendments to Western Kentucky University's Comprehensive Plan. The proposed amendment will expand the boundaries of the existing plan only.

The primary reason for this amendment is to include certain properties recently purchased by the University. The inclusion of such property within the plan boundaries will enable the Urban Renewal Commission to claim additional non-cash credits. It is requested that the necessary Public Hearing be held at the earliest opportunity in order to facilitate the Urban Renewal Commission claim for additional credits.

Should you require any additional information on this amendment, please contact this office.

Sincerely yours,

Kelly Thompson
President

cc: Mr. Arch Daniel
Urban Renewal Agency

COPY

WESTERN KENTUCKY UNIVERSITY

BOWLING GREEN, KENTUCKY

Office of the President

TO WHOM IT MAY CONCERN:

I, Kelly Thompson, President of Western Kentucky University, hereby state it is the desire of this University to purchase the remaining properties included within the amended Western Kentucky University Comprehensive Plan should they become available at a fair and reasonable price. It is understood that the acquisition of the properties listed herewith will be dependent upon availability, price, and other factors which determine the University's ability to make such acquisition.

This June 16, 1969.

WESTERN KENTUCKY UNIVERSITY

By Kelly Thompson

President

PROPERTY TO BE ACQUIRED BY WESTERN KENTUCKY UNIVERSITY

Lot No. 1.
Location 120 Forest Avenue
Owner J. W. Hardy
Appraised Value $4,316
Blight Criteria:
(1) UNSATISFACTORY STANDARDS OF MAINTENANCE OR REPAIR.
House in poor state of repair. Roof sags, siding is broken and missing in part. Window frames are deteriorated and front porch is dilapidated. Overall appearance of property and house shows absence of any maintenance.

Lot No. 2.
Location 118 Forest Avenue
Owner E. R. Payne
Appraised Value $3,367
Blight Criteria:
(1) UNSATISFACTORY STANDARDS OF MAINTENANCE OR REPAIR.
Roof is in poor state or repair. It appears to have been inadequately patched many times. The foundation and floor is also sagging. The house is obviously deteriorated.

Lot No. 3.
Location 116 Forest Avenue
Owner Douglas E. Fitzpatrick
Appraised Value $3,250
Blight Criteria:
(4) INADEQUATE, OBSOLETE, OR UNSAFE BUILDING LAYOUTS, SUCH AS PRESENCE OF FIRE HAZARDS, SHARED BATHROOM FACILITIES, OR DWELLING UNITS OR BEDROOMS WITHOUT PRIVACY OF ACCESS.
Structure is located below street level and thus subject to periodic localized flooding.
(6) OVERCROWDING OR IMPROPER LOCATION OF STRUCTURES ON THE LAND.
Lot does not meet area yard requirements for zoning ordinance.

Lot No. 4.
Location 114 Forest Avenue
Owner Lester Cowles
Appraised Value $3,728
Blight Criteria:
(4) INADEQUATE, OBSOLETE, OR UNSAFE BUILDING LAYOUTS, SUCH AS PRESENCE OF FIRE HAZARDS, SHARED BATHROOM FACILITIES, OR DWELLING UNITS OR BEDROOMS WITHOUT PRIVACY OF ACCESS.
Structure is built on slabs below street level and thus subject to periodic localized flooding.

Lot No. 5.
Location 112 Forest Avenue
Owner Edgar & Thelma Mills
Appraised Value $5,360
Blight Criteria:

(4) INADEQUATE, OBSOLETE, OR UNSAFE BUILDING LAYOUTS, SUCH AS PRESENCE OF FIRE HAZARDS, SHARED BATHROOM FACILITIES, OR DWELLING UNITS OR BEDROOMS WITHOUT PRIVACY OF ACCESS.
Structure located below street level and thus subject to periodic localized flooding.

(6) OVERCROWDING OR IMPROPER LOCATION OF STRUCTURES ON THE LAND.
Lot does not possess sufficient area and yard requirements to meet zoning ordinance restrictions.

Lot No. 6.
Location 110 Forest Avenue
Owner Preston S. & Gla Mae Miller
Appraised Value $6,150
Blight Criteria:

(1) UNSATISFACTORY STANDARDS OF MAINTENANCE OR REPAIR.
Structure is delapidated and abondanded.

(9) INCOMPATIBLE LAND USES CREATING ADVERSE INFLUENCES ON RESIDENTIAL PROPERTIES OR LIVING CONDITIONS IN THE AREA.
Lot serves as entrance to a trailer park, which creates adverse influence on property owners.

Lot No. 7.
Location 106 Forest Avenue
Owner Edgar & Margaret Brashear
Appraised Value $6,098
Blight Criteria:

(6) OVERCROWDING OR IMPROPER LOCATION OF STRUCTURES ON THE LAND.
Crowded trailer park creates adverse influence on residents.

Lot No. 8.
Location 102 Forest Avenue
Owner James A. Bryant
Appraised Value $3,361
Blight Criteria:

(1) UNSATISFACTORY STANDARDS OF MAINTENANCE OR REPAIR.
The house is located on an unsafe foundation and it is sagging.

(6) OVERCROWDING OR IMPROPER LOCATION OF STRUCTURES ON THE LAND.
House does not meet minimum area and yard requirements for zoning ordinance.

(9) INCOMPATIBLE LAND USES CREATING ADVERSE INFLUENCES ON RESIDENTIAL PROPERTIES OR LIVING CONDITIONS IN THE AREA.
The adjacent commercial property has bad influence on residential properties.

Lot No. 9.
Location 100 Forest Avenue
Owner J. B. Preston Moore
Appraised Value $5,250
Blight Criteria:

(1) UNSATISFACTORY STANDARDS OF MAINTENANCE OR REPAIR.
Tax appraisal 1967 indicates house depreciated 22% and in only fair condition. Since this property is adjacent to Lot No. 10 it meets the same criteria as No. 10.

Lot No. 10.
Location 202 Morgantown Road
Owner J. B. Preston Moore
Appraised Value $19,543
Blight Criteria:

(1) UNSATISFACTORY STANDARDS OF MAINTENANCE OR REPAIR.
Commercial structure is in poor physical condition.

(6) OVERCROWDING OR IMPROPER LOCATION OF STRUCTURES ON THE LAND.
Lot does not have sufficient off-street parking to satisfy zone ordiance.

(4) INADEQUATE, OBSOLETE, OR UNSAFE BUILDING LAYOUTS, SUCH AS PRESENCE OF FIRE HAZARDS, SHARED BATHROOM FACILITIES, OR DWELLING UNITS OR BEDROOMS WITHOUT PRIVACY OF ACCESS.
Commercial structure does not have satisfactory rubbage disposal facilities or storage space or loading area.

Lot No. 11.
Location 202 Morgantown Road
Owner J. B. Preston Moore
Appraised Value $2,200
Blight Criteria:

(1) UNSATISFACTORY STANDARDS OF MAINTENANCE OR REPAIR.
Tax appraisal 1967 indicates house depreciated 41% and only in fair condition.

Lot No. 12.
Location 124 Morgantown Road
Owner Lula Butler
Appraised Value $5,287
Blight Criteria:

(1) UNSATISFACTORY STANDARDS OF MAINTENANCE OR REPAIR.
Tax appraisal 1967 indicates depreciation of house is 45% and that the house is only in fair condition.

Lot No. 13
Location 120 Morgantown Road
Owner John Kelly
Appraised Value $5,786
Blight Criteria:
(1) UNSATISFACTORY STANDARDS OF MAINTENANCE OR REPAIR.
Tax appraisal 1967 indicates house has depreciated 18% and rates the house only in fair condition.

Lot No. 14
Location' 118 Morgantown Road
Owner Mary Stovalk
Appraised Value $6,001
Blight Criteria:
(1) UNSATISFACTORY STANDARDS OF MAINTENANCE OR REPAIR.
Tax appraisal 1967 indicates house depreciated 47% and indicated the house to be only in fair condition.

Lot No. 15
Location Rear 112 Morgantown Road
Owner Preston Miller
Appraised Value $3,501
Blight Criteria:
(1) UNSATISFACTORY STANDARDS OF MAINTENANCE OR REPAIR.
This property is a vacant lot. Lack of care and maintenance is evident.

Lot No. 16
Location 112 Morgantown Road
Owner Dallas Russ
Appraised Value $6,415
Blight Criteria:
(1) UNSATISFACTORY STANDARDS OF MAINTENANCE OR REPAIR.
Tax appraisal 1967 indicates property 35% depreciated and the house in poor condition.

Lot No. 17
Location 110 Morgantown Road
Owner Gda & Joe Stone
Appraised Value $2,705
Blight Criteria:
(1) UNSATISFACTORY STANDARDS OF MAINTENANCE OR REPAIR.
Tax appraisal 1967 indicates property deteriorated 53% and in poor condition.

Lot No. 18
Location 103 Morgantown Road
Owner Preston S. Miller
Appraised Value $10,000
Blight Criteria:
(1) UNSATISFACTORY STANDARDS OF MAINTENANCE OR REPAIR.
Commercial structure is utlitzed for bottle gas distributor office and repair facilities. Store has been converted from resident at earlier date.

Lot No. 19
Location 36 Morgantown Road
Owner Preston Miller & Ola Mae
Appraised Value $15,000
Blight Criteria:

(5) CONVERSIONS TO INCOMPATIBLE TYPES OF USES, SUCH AS ROOMING-HOUSES AMONG FAMILY DWELLINGS OR INTRODUCTION OF MIXED USES. Old resident lot has been converted to rooming house and trailer park. House is in extremely poor condition. Trailer park is located in a very congested manner.

Lot No. 20
Location 34 Morgantown Road
Owner E.E. Tharer
Appraised Value $5,208
Blight Criteria:

(5) CONVERSIONS TO INCOMPATIBLE TYPES OF USES, SUCH AS ROOMING-HOUSES AMONG FAMILY DWELLINGS OR INTRODUCTION OF MIXED USES. Property is used as bottle gas storage area and is non-conforming as to use in connection with zoning ordinance. Land use is a potential hazard to residents in area.

Lot No. 21
Location 34 Morgantown Road
Owner E.E. Tharer
Appraised Value Not available
Blight Criteria:

(5) CONVERSIONS TO INCOMPATIBLE TYPES OF USES, SUCH AS ROOMING-HOUSES AMONG FAMILY DWELLINGS OR INTRODUCTION OF MIXED USES. Property is being used as trailer park and the trailer park developed prior to new criteria developed by the planning commission. Existing park does not conform to existing trailer park regulations.

Lot No. 22
Location 805 Morgantown Road
Owner Sharer & Sharer
Appraised Value $9,490
Blight Criteria:

(6) OVERCROWDING OR IMPROPER LOCATION OF STRUCTURES ON THE LAND. Service station occupys this lot. Property is poorly situated due to a realignment of Dogwood Drive.

Lot No. 23
Location 1509 Center Street
Owner H.H. Powel
Appraised Value $2,750
Blight Criteria:

(6) OVERCROWDING OR IMPROPER LOCATION OF STRUCTURES ON THE LAND. Property is vacant triangular lot with steep slop. Lot has never been developed because of size. Property fronts only on Morgantown Road. Small area of lot is approximately 4,000 sq. feet and makes it highly improbable for development.

Lot No. 24
Location 1507 Center Street
Owner W. L. Raymer
Appraised Value $12,500
Blight Criteria:

(1) UNSATISFACTORY STANDARDS OF MAINTENANCE OR REPAIR. Building is in poor condition.

(6) OVERCROWDING OR IMPROPER LOCATION OF STRUCTURES ON THE LAND. Commercial property does not conform with the zoning regulations. Property does not contain off-street parking.

Lot No. 25
Location 1505 Center Street
Owner H.H. Powel
Appraised Value $7,372
Blight Criteria:

(1) UNSATISFACTORY STANDARDS OF MAINTENANCE OR REPAIR. Building is badly deteriorated. It has been remodeled several times but remodeling shows poor workmanship.

(6) OVERCROWDING OR IMPROPER LOCATION OF STRUCTURES ON THE LAND. Improvements violate a number of areas in zoning ordinances. Property is a non-conforming unit.

Lot No. 26
Location 1501 Center Street
Owner Gale Stiles
Appraised Value $11,882
Blight Criteria:

(6) OVERCROWDING OR IMPROPER LOCATION OF STRUCTURES ON THE LAND. Commercial property does not conform to the zoning regulations and it contains no off-street parking facilities.

(1) UNSATISFACTORY STANDARDS OF MAINTENANCE OR REPAIR. Building is badly deteriorated. Property has experienced numerous remodeling attempts but the property remains in poor condition.

Lot No. 27
Location 1409 Center Street
Owner Floyd Lenox
Appraised Value $24,750
Blight Criteria:

(1) UNSATISFACTORY STANDARDS OF MAINTENANCE OR REPAIR.
Large two story building has experienced many and varied uses. Building is in poor state of repair.

(6) OVERCROWDING OR IMPROPER LOCATION OF STRUCTURES ON THE LAND.
Structure covers most of the lot. It does not comply with existing zoning regulations and it has no off-street parking facilities.

Lot No. 28
Location 1558 Normal Drive
Owner Lila Greene
Appraised Value $22,500
Blight Criteria:

(1) UNSATISFACTORY STANDARDS OF MAINTENANCE OR REPAIR.
Tax appraisal 1967 listed structure as poor. It has a 40% depreciation classification.

(6) OVERCROWDING OR IMPROPER LOCATION OF STRUCTURES ON THE LAND.
Structure located on lot not in compliance with zoning regulations. House is also used for rental to students.

Lot No. 29
Location 1560 Normal Drive
Owner J. & Margaret Morris
Appraised Value $20,799
Blight Criteria:

(1) UNSATISFACTORY STANDARDS OF MAINTENANCE OR REPAIR.
Tax appraisal 1967 listed house in poor condition and 37% depreciated. House is used as rental to students.

Lot No. 30
Location 1564 Normal Drive
Owner Bert Smith
Appraised Value $19,550
Blight Criteria:

(1) UNSATISFACTORY STANDARDS OF MAINTENANCE OR REPAIR.
Tax appraisal 1967 listed structure in only fair condition and 40% depreciated.

Lot No. 31
Location 1576 Normal Drive
Owner Ivan & Emma Wilson
Appraised Value $11,408
Blight Criteria:
(1) UNSATISFACTORY STANDARDS OF MAINTENANCE OR REPAIR.
Tax appraisal 1967 lists house in poor condition and 31% depreciated.

Lot No. 32
Location 1586 Normal Drive
Owner T. L. Kelly
Appraised Value $31,913
Blight Criteria:
(1) UNSATISFACTORY STANDARDS OF MAINTENANCE OR REPAIR.
Tax appraisal 1967 listed house in good condition. House is a single family dwelling.

Lot No. 32A
Location 1582 Normal Drive
Owner Susie Pate
Appraised Value $6,975
Blight Criteria:
(1) UNSATISFACTORY STANDARDS OF MAINTENANCE OR REPAIR.
Property is a vacant lot.

Lot No. 33
Location 1532 State Street
Owner Helen & Casnor Carlisle
Appraised Value $21,827
Blight Criteria:
(1) UNSATISFACTORY STANDARDS OF MAINTENANCE OR REPAIR.
Tax appraisal 1967 indicates house is only in fair condition, and 20% depreciated.

Lot No. 34
Location 1530 State Street
Owner Mrs. Nell Cottrell
Appraised Value $12,993
Blight Criteria:
(1) UNSATISFACTORY STANDARDS OF MAINTENANCE OR REPAIR.
Tax appraisal in 1967 indicates property had depreciated 45%. House is listed as only in fair condition.

Lot No. 35
Location 1511 Chestnut Street
Owner Q. C. Proffit
Appraised Value $20,175
Blight Criteria:

(1) UNSATISFACTORY STANDARDS OF MAINTENANCE OR REPAIR. Tax appraisal 1967 indicates structure is only in fair condition. This house consists of 4 apartments.

Lot No. 36
Location 1509 Chestnut Street
Owner Ray Bryant
Appraised Value $20,468
Blight Criteria:

(1) UNSATISFACTORY STANDARDS OF MAINTENANCE OR REPAIR. Building has been used as a dormitory with owner leaving considerable deferred maintenance.

WESTERN KENTUCKY UNIVERSITY
Bowling Green, Kentucky
Land Purchases

Parcel No.	Date of Purchase	Purchased from	Description	Purchase Price
(1)	May, 1964	Edith Curry	A certain lot of land located on Fifteenth Street in the City of Bowling Green, Warren County, Kentucky, beginning at the point of intersection of the property line of Fifteenth Street and the south line of a 16-foot alley; thence with the line of the alley N. 48 deg. 30 min. E. 100 feet to a stake in the line of a drive; thence with the line of the drive S. 43 deg. 23 min. E. 50 feet to a stake; thence S. 48 deg. 30 min. W. 100 feet to a point in the property line of Fifteenth Street; (the east line of a seven foot sidewalk); thence with the property line of Fifteenth Street N. 43 deg. 23 min. W. 50 feet to the point of beginning. This is the same property conveyed to L. C. Curry and L. E. Curry by Susan M. Proctor by deed dated August __, 1923, and recorded in Deed Book 150, Page 524, in the office of the Clerk of the Warren County Court.	$23,000
Deed Book 346 - Page 606				
(2)	July, 1964	M. E. Schell and wife	A certain lot of land located at the corner of Fifteenth and State Streets in the City of Bowling Green, Warren County, Kentucky, beginning at an iron pipe in the line of State Street located 228 feet S. 47 deg. W. of the line of Ogden Campus; thence with the Casner line S. 42 deg. 33 min. E. 167.75 feet, more or less, to a stake in a ten-foot alley; thence with the line of the alley S 67 deg. 44 min. W. 140.4 ft. (rock wall) to stake in the line of Fifteenth Street; thence with the curb of Fifteenth Street N. 43 deg. W. 118 feet, more or less, to a point in the line of State Street; the intersection of the south line of State Street and the east line of Fifteenth Street; thence with the line of State Street N. 47 deg. E. 132.7 feet to the point of beginning.	$36,000
Deed Book 349 - Page 232				

Parcel No.	Date of Purchase	Purchased From	Description	Purchase Price
2 (continued)			This is a portion of the same property conveyed to Merrill E. Schell and Jennie H. Schell, husband and wife, by Claudia Compton, Agent, unmarried, by deed dated August 9, 1956, and recorded in Deed Book 286, Page 605, in the office of the Clerk of the Warren County Court.	
3	October, 1964	College Heights Foundation (Known as Stowers Property)	Beginning at a point at the intersection of the sidewalk on the south side of Fourteenth Street and the west side of a 15-foot alley connecting Fourteenth Street with Fifteenth Street, said point being some 231.7 feet from College Street; thence south 44 deg. 03 min. west 229.27 feet to a point; thence north 44 deg. 27 min. west 68.46 feet to a point; thence north 35 deg. 46 min. west 145.59 feet to a point on the sidewalk of Fourteenth Street; thence along said sidewalk north 31 deg. 12 min. east 66.74 feet to a point; thence north 77 deg. 49 min. east 20.23 feet to a point; thence north 88 deg. 09 min. east 165.43 feet to a point; thence south 83 deg. 12 min. east 11.49 feet to a point; thence south 70 deg. 53 min. east 11.11 feet to a point; thence south 44 deg. 4 min. east 15.59 feet to the point of beginning. The foregoing description being prepared by Daniel and Tippit Engineers, Bowling Green, Ky., by survey dated June 26, 1964, being the same property conveyed to College Heights Foundation, Inc., of Bowling Green, Ky., by deed dated September 16, 1963, from Elizabeth Whitehead, et.al, by S. C. Lawson, Master Commissioner of the Warren Circuit Court to College Heights Foundation, Inc., of record in Deed Book 342, Page 298, Warren County Court Clerk's Office.	$23,000
Deed Book 350 - Page 420				

Parcel No.	Date of Purchase	Purchased From	Description	Purchase Price
(4)	October, 1964	College Heights Foundation (Known as Powell Property)	A certain lot of ground situated on College Street in the City of Bowling Green, Warren County, Kentucky, viz: Beginning at the intersection of the sidewalk on the north-east corner of the intersection of Fifteenth and College Streets; thence with said side-walk north 49 deg. 30 min. east 105.0 feet to a point; thence S 40 deg. 30 min. east 145.0 feet to a point; thence south 49 deg. 30 min. west 105 feet to a point; thence along the sidewalk of Fifteenth Street north 40 deg. 30 min. west 145 feet to the point of beginning. The foregoing description being prepared by Daniel and Tippit Engineers, of Bowling Green, Kentucky, by survey dated June 26, 1964, and being the same property conveyed to the College heights Foundation, Bowling Green, Kentucky, by deed dated May 29, 1962, from Leslie Powell and his wife, Lula G. Powell, of record in Deed Book 331, Page 155, Warren County Court Clerk's Office.	$55,000
Deed Book 350 - Page 422				
(5)	February, 1966	College Heights Foundation (Known as Ed Brown Property) (Tract No. 1)	A certain parcel of land located on South Avenue in the City of Bowling Green, Warren County, Kentucky, beginning at an iron pin in the line of South Avenue, a corner to this lot; thence with the line of South Avenue S. 76 deg. 55 min. W. 187.8 feet to a corner post, a corner common to this tract and the McPeak lot; thence with the McPeak line S 4 deg. 49 min. W. 150 feet to an iron pin; thence S. 76 deg. 37 min. W. 100 feet to an iron pin, a corner to McPeak and Jones; thence with the rear line of the lots	$31,575
Deed Book 366 - Page 15				

Parcel No.	Date of Purchase	Purchased From	Description	Purchase Price
5 (continued)			fronting on Johnson Street S 4 deg. 50 min. W. 858.7 feet to a stake in the right-of-way line of the railroad N. 37 deg. 15 min. E. 507.3 feet to a stake, another corner to this tract; thence N. 4 deg. 57 min. E. 669.0 feet to the point of beginning, containing 4.925 acres, more or less. This is the same property conveyed to College Heights Foundation by Opportunities of Bowling Green, Inc., a Kentucky corporation, by deed dated September 9, 1965, and recorded in Deed Book 359, Page 68, in the office of the Clerk of the Warren County Court.	
6 Deed Book 369 - Page 368	November, 1967	College Heights Foundation (Known as Ed Brown Tract No. 2)	A certain parcel of land located on South Avenue in the City of Bowling Green, Warren County, Kentucky, beginning at an iron pipe in the line of South Avenue, a corner common to this tract and the land of Phillips; thence with the line of South Avenue S. 76 deg. 55 min. W. 54 feet to a point in the line of South Avenue, a corner common to this lot and the College Heights Foundation property; thence with the line of the College Heights Foundation property S. 4 deg. 57 min. W. 669 feet to a point in the line of the right-of-way of the Louisville and Nashville Rail-Road property; thence with the line of the rail-road N 37 deg. 15 min. E. 96.2 feet to an iron post, another corner common to this lot and the Phillips property; thence with the Phillips line N 4 deg. 57 min. E. 604.4 feet to the point of beginning, containing 75/100 of an acre, more or less.	$13,600

Parcel No.	Date of Purchase	Purchased From	Description	Purchase Price
6 (continued)			This is the same property conveyed to College Heights Foundation by Opportunities of Bowling Green, Inc., a Kentucky corporation, acting by and through Edward G. Brown, it's president, by deed dated April 21, 1966, and recorded in Deed Book 367, Page 567, in the office of the Clerk of the Warren County Court.	
7	March, 1967	Roy McPeak and wife	A certain lot of land located on South Street in the City of Bowling Green, Warren County, Kentucky, "beginning at Emmet Walton's corner on South Street; thence in a southerly direction and with said Walton's line 150 feet to a stake; thence to the left and parallel with South Street 100 feet to an iron stob; thence to the left and parallel with said Walton's line or the first line herein 150 feet to South Street; thence to the left and with South Street 100 feet to the point of beginning." This is the same property conveyed to Roy McPeak and wife, Edith McPeak, by R. G. Stahl and wife, Mary T. Stahl, by deed dated November 1, 1961, and recorded in Deed Book 326, Page 604, in the Office of the Warren County Court Clerk.	$11,000
Deed Book 369 - Page 366				
8	March, 1967	College Heights Foundation (Known as Dearing Tract # 1)	Beginning at a point on the South side of South Street which point is the intersection of the right-of-way line of South Street and the right-of-way line of Forest Avenue and also a corner common to the property herein conveyed and the property retained by Marshall Dearing and running thence N. 77 deg. 22 min. E. 40.04 feet; thence to the right running South 4 deg. 19 min. W. 359.19	$ 4,330
Deed Book 369 - Page 341				

Parcel No.	Date of Purchase	Purchased From	Description	Purchase Price
8 (continued)			feet; thence to the right and running S. 39 deg. 58 min. W. 158.39 feet; thence to the right N. 4 deg. 9 min. E. 357.74 feet to a point which is a corner common to the property conveyed herein and the remaining property of Marshall Dearing; thence to the right with the adjoining line N. 77 deg. 22 min. E. 60 feet; thence to the left and with another adjoining line N. 4 deg. 9 min. E. 100 feet to the point of beginning. The foregoing description being based on a survey prepared by Absher & Padgett Engineers, Inc., of Bowling Green, Kentucky, and being the same property conveyed to College Heights Foundation, a Kentucky Corporation, by deed from Marshall Dearing and his wife, Dora Dearing, dated July 6, 1966, and recorded in Deed Book 365, Page 183, Warren County Court Clerk's Office.	
9	May, 1967	Marshall Dearing and wife	Beginning at the corner of a stonewall S. 77 deg. 22 min. W. 30 feet, more or less, from a point on the south side of South Street, which point is the intersection of the right-of-way line of Forest Avenue, and running thence N. 77 deg. 22 min. E. 60.00 feet, more or less; thence to the right running South 4 deg. 09 min. W. 100 feet, more or less; thence to the right and running W. 77 deg. 22 min. S. 60.00 feet, more or less; thence to the right N. 4 deg. 09 min. E. 100.00 feet, more or less, to the point of beginning.	$11,000
Deed Book 370 - Page 353				

Parcel No.	Date of Purchase	Purchased From	Description	Purchase Price
9 (continued)			Being a part of the land conveyed to parties of the first part, Marshall Dearing and his wife, Dora Dearing, by L. T. Hickman and his wife, Alice Hickman, on March 1, 1948, by deed of record in Deed Book 221, page 191, Warren County Court Clerk's Office.	
10	April, 1967	L. R. Compton and wife	A certain parcel of land located on South Avenue in the City of Bowling Green, Warren County, Kentucky, beginning at an iron pin in the south line of South Avenue, a corner common to this lot and the Phillips lot; thence with the line of South Avenue N. 77 deg. 22 min. E. 50 feet to a point in the line of the street at the end of a wall, a corner common to this lot and the Dearing lot; thence with the Dearing line S. 4 deg. 09 min. W. 477 feet to a fence post in the line of the right-of-way of the Louisville & Nashville Railroad property; thence with the line of the right-of-way S. 37 deg. 37 min. W. 92.8 feet to a stake in the right-of-way line of the Railroad, a corner common to this lot and the Phillips property, thence with the Phillips line N. 4 deg. 30 min. E. 540 feet to the point of beginning. This is the same property conveyed to Lee R. Compton by Chas. Phillips and others by deed dated October 31, 1930, and recorded in Deed Book 167, Page 313, in the office of the Clerk of the Warren County Court, and conveyed to Nannie S. Compton by Lee R. Compton, her husband, by deed dated November 23, 1957, and recorded in Deed Book 296, Page	$14,000
Deed Book - Page 116				

Parcel No.	Date of Purchase	Purchased From	Description	Purchase Price
10 (continued)			32, in the office of the Clerk aforesaid.	
11	June, 1967	Ella Phillips	A certain lot of land located on South Avenue in the City of Bowling Green, Warren County, Kentucky, beginning at an iron pin, a corner to the L. R. Compton lot; thence with the line of South Avenue S. 76 deg. 55 min. W. 50 feet to a stake, a corner common to this parcel and the existing lands of the Western Kentucky University; thence with the line of the University property S. 4 deg. 57 min. W. 604.4 feet to a point in the right-of-way line of the Louisville & Nashville Railroad Company; thence with the line of the railroad right-of-way N. 37 deg. 15 min. E. 92.8 feet to a stake in the right-of-way line, another corner common to this lot and the Compton lot; thence with the Compton line N. 4 deg. 30 min. E. 540 feet to the point of beginning. This is a part of the same property conveyed to Charles Phillips and H. H. Phillips by G. G. Meeks and wife, Beulah Meeks, by deed dated October 5, 1923, and recorded in Deed Book 152, Page 24, in the office of the Warren County Court, and the interest of Charles Phillips in same was inherited by Blanche P. Richards and H. H. Phillips, his children and only heirs at law, subject to the dower interest of Ella Phillips, his surviving widow, in same upon his death intestate while a resident of Warren County, Kentucky, on February 21, 1939, and the interest of H. H. Phillips in same was conveyed to Ella Phillips by his heirs at law by deed dated May 17, 1967, and recorded in Deed Book ____, Page ____, in the office of the Clerk of the	$15,000

Deed Book 372 - Page 139

Parcel No.	Date of Purchase	Purchased From	Description	Purchase Price
(11) (continued)			Warren County Court. See affidavits of descent recorded in Deed Book ____, Page ____, and Deed Book ____, Page ____, in the office of the Clerk of the Warren County Court.	
(12)	November, 1967	Preston Miller	Beginning at a stake in the north right-of-way line of the Louisville & Nashville Railroad Company property, corner to this lot and corner to land of first parties; running thence with the north right-of-way line of the Louisville & Nashville Railroad Company property S. 37 deg. 12 min. W. 537.29 feet to a stake in the right-of-way line of the Railroad Company property, corner to land of second party; thence to the right and with a line of property of second party N. 4 deg. 05 min. E. 359.11 feet to a stake in the line of South Street; thence to the right and with the street right-of-way and thereafter with line of property of first parties S. 73 degrees 53 minutes E. 307.28 feet to the point of beginning, containing 1.21 acres (52,704.35 square feet) according to survey of H. A. Padgett, Engr., Inc., August, 1967. Being a portion of Tract "B" of the Forest Park Addition to the City of Bowling Green as appears of record in Plat Book No. 1, pages 44 and 45, in the office of the Clerk of the Warren County Court. Being the same property conveyed to the first	$15,000

Deed Book 374 - Page 673

Parcel No.	Date of Purchase	Purchased From	Description	Purchase Price
12 (continued)			parties herein by James Earl Nunn and Evelyn Nunn, husband and wife, by deed dated May 8, 1967, and recorded in deed book 370, page 382 Warren County Clerk's office.	
13	March, 1968	Butler Daniel and wife	A certain lot of land located on Normal Drive in the City of Bowling Green, Warren County, Kentucky, beginning at a point on Normal Drive a corner common to Lots 4 and 5; thence with the line of Lot No. 4 (now owned by Bert Smith), this being the center of a rock wall now constructed between the two lots, S. 31 deg. 15 min. E. 167 feet to a stake in the line of an alley; thence with the line of said alley S. 85 deg. 56 min. W. 57 feet to a stake; thence S. 52 deg. 36 min. W. 45.23 feet to a stake, a corner to this lot and the adjoining Hild lot; thence with the Hild line N. 30 deg. 32 min. W. 160 feet to a point in the line of Normal Drive; thence with the line of Normal Drive N. 55 deg. 34 min. E. 53 feet to a point; thence N. 61 deg. 15 min. E. 65.45 feet to the point of beginning, this being all of Lots 5 and 6 and a portion of Lot No. 7 of Section A of Normal Heights Addition to the City of Bowling Green as shown by plat recorded in Plat Book 1, Page 46, in the office of the Clerk of the Warren County Court. This is the same property conveyed to W. Butler Daniel and Lissie M. Daniel, husband and wife, by William B. Grant and his wife, Ruth M. Grant, by deed dated August 28, 1959, and recorded in Deed Book 309, Page 497, in the office of the Clerk of the Warren County Court.	$36,000

Deed Book 377 - Page 224

Parcel No.	Date of Purchase	Purchased From	Description	Purchase Price
(14)	October, 1961	College Heights Foundation (Known as Petty Property)	1526 State Street: Beginning at the Western corner of Ogden College on State Street, thence with State Street S. 43 1/2 W. 71 feet and 4 inches; thence extending back therefrom in equal width between parallel lines and with the property line of Ogden College in a Southeasterly direction 200 feet, more or less, to a 10 foot alley. 1528 State Street: Beginning at a point on State Street 71 feet 4 inches south of the western corner of Ogden College on State Street and at the S. W. Corner of J. A. Petty's line on State Street; thence with State Street in S. W. direction 43 feet and 8 inches; thence extending back therefrom in a S. E. direction 200 feet, more or less, to a 10 foot alley. Being the same property conveyed to the first party by J. A. Petty and wife December 4, 1961, by deed recorded in Deed Book 327, page 245, Warren County Court Clerk's Office.	$26,500
(15)	September, 1968	College Heights Foundation (Known as Ruby Bumpus Property)	The following described house and lot situated in Forest Park, an addition to the city of Bowling Green, Warren County, Kentucky, being Lot No. 26 of said addition according to Plat now of record in Plat Book 1, pages 44 and 45, in the Warren County Court Clerk's Office to which reference is hereby made. Deed Book 374 - Page 411 Being the same property conveyed to L. N. Bumpus and his wife, C. A. Bumpus, by deed from C. J. Bradley and his wife, Ada Bradley, dated December 1, 1923, and recorded	$6,500

Parcel No.	Date of Purchase	Purchased From	Description	Purchase Price
15 (continued)			in Deed Book 152, page 223, Warren County Court Court Clerk's Office, and the same property inherited by R. E. Bumpus and Mintie Moore as the only heirs at law of Larkin N. Bumpus and his wife, C. A. Bumpus, as shown by Affidavit of Descent dated January 21, 1939, and recorded in Deed Book 184, page 541, Warren County Court Clerk's Office, and the same property in which the one-half undivided interest was conveyed by Mintie Moore and her husband, P. A. Moore, to R. E. Bumpus, by deed dated January 21, 1939, of record in Deed Book 184, page 541, Warren County Court Clerk's Office, and the same property devised by Riley E. Bumpus to the Crantors herein under the terms of his will of record in Will Book 12, page 370, Warren County Court Clerk's Office.	
16	December, 1968	Raymond Hild	Beginning at a one and one-half inch pipe set in the edge of the four foot walkway along the southwest right-of-way line of Normal Drive and running thence South 48 degrees 21 minutes East 184.63 feet to a three-quarters inch pipe set in the line of an alley; thence with the line of said alley North 25 degrees 16 minutes East 55.12 feet to a nail and bottle cap set in the blacktop pavement; thence North 38 degrees 31 minutes West 159.97 feet to a nail and cap set in the blacktop at the edge of a four foot walkway at the southwest right-of-way line South 49 degrees 47 minutes West 81.05 feet to the point of beginning. Being the same property as shown on the copy of a plat thereof prepared by Boyce D. Tate, Registered Land Surveyor,	$25,000

Parcel No.	Date of Purchase	Purchased From	Description	Purchase Price
16 (continued)			attached hereto and made a part hereof, and being the same property conveyed to the parties of the first part by those certain deeds dated April 14, 1953, and recorded in Deed Book 263, at pages 59, 62, and 65, in the records of the County Court Clerk of Warren County, Kentucky.	
17	May, 1969	Earl A. Moore	Being the Northeast one-half portion of Lot No. 13, Section A as shown on the Plat of Normal Heights Addition to the City of Bowling Green, Kentucky, recorded in Plat Book 1, page 46, Warren County Court Clerk's Office, Bowling Green, Kentucky, and beginning at a point in the line of said Boulevard which point is also the center point of Lot No. 13 in said Addition; and thence with the line of said Boulevard northeastwardly 25 feet to the corner of Lot No. 12 in said Addition; thence to the right and with the line of said Lot No. 12 running a distance of 212.5/10 feet to an alley; thence to the right and with the line of said alley 25.3/10 feet to a point which point is also the center point of said Lot No. 13 in said Addition; and thence to the right and running directly through the center of said Lot No. 13 for a distance of 216 feet, more or less, to the point of beginning, on the said Normal Boulevard, and Being the northeast one-half of the same lot of ground conveyed to James A. Crabb on the 1st day of June, 1920, by a General Warranty Deed, from the Board of Regents for the Normal School District No. 2, a corporation	$30,000

Parcel No.	Date of Purchase	Purchased From	Description	Purchase Price
17 (continued)			created by, and existing under the laws of the State of Kentucky, said Deed being recorded in Deed Book 133, page 509, Warren County Court Clerk's Office, Bowling Green, Warren County, Kentucky.	

BLIGHT CRITERIA FOR PARCELS (1-17)

ALREADY ACQUIRED BY WESTERN KENTUCKY UNIVERSITY

Parcel No. 1.
Blight Criteria:

(5) CONVERSIONS TO INCOMPATIBLE TYPES OF USES, SUCH AS ROOMINGHOUSES AMONG FAMILY DWELLINGS OR INTRODUCTION OF MIXED USES.
Structure is located on lot that does not conform to front and side yard requirements. Lot lacks sufficient off-street parking. Lot does not contain minimum area as required by the zoning ordinance. Structures has been used for roominghouse required extensive renovation.

Parcel No. 2.
Blight Criteria:

(5) CONVERSIONS TO INCOMPATIBLE TYPES OF USES, SUCH AS ROOMINGHOUSES AMONG FAMILY DWELLINGS OR INTRODUCTION OF MIXED USES.
Building was used as a rooming house for Western students prior to Westerns expanded construction of mens dormitories. The building had to undergo extensive rehabilitation to meet the needs of its present use (a single family dwelling), and it lacks sufficient off-street parking facilities.

(10) OVEROCCUPANCY OF BUILDINGS.
The crowded living conditions created disturbances to adjacent properties due to the lack of recreational facilities for the students.

Parcel No. 3.
Blight Criteria:

(1) UNSATISFACTORY STANDARDS OF MAINTENANCE OR REPAIR.
This vacant lot previously belonged to the College Heights Foundation. The lot had been utilized by the students as an unorganized parking area. The result of undiscipline parking on this lot created a disturbance and nuisance to adjacent properties.

Parcel No. 4.
Blight Criteria:

(5) CONVERSIONS TO INCOMPATIBLE TYPES OF USES, SUCH AS ROOMING-HOUSES AMONG FAMILY DWELLINGS OR INTRODUCTIONS OF MIXED USES.
Single family residents had been converted to roominghouses. Property housed more tenants than permitted by the existing housing code. Lacks sufficient parking facilities.

(4) INADEQUATE, OBSOLETE, OR UNSAFE BUILDING LAYOUTS, SUCH AS PRESENCE OF FIRE HAZARDS, SHARED BATHROOM FACILITIES, OR DWELLING UNITS OR BEDROOMS WITHOUT PRIVACY OF ACCESS.
Large number of rooms exceeded the safty requirements for fire Department, Housing Code and sanitation facilities.

Parcel No. 5.
Blight Criteria:

(1) UNSATISFACTORY STANDARDS OF MAINTENANCE OR REPAIR.
This property is a vacant lot it lacks of maintenance in all respects. The neighborhood complains of an accumulation of trash.

Parcel No. 6.
Blight Criteria:

(1) UNSATISFACTORY STANDARDS OF MAINTENANCE OR REPAIR.
Building lacks adequate paint, gutters in poor condition, and front porch in need of maintenance.

(3) INADEQUATE PLUMBING, HEATING, OR ELECTRICAL FACILITIES.
Chimney and vent for floor furnace located in unsafe manner. Unsafe plumbing conditions.

(6) OVERCROWDING OR IMPROPER LOCATION OF STRUCTURES ON THE LAND.
Building lot does not meet minimum zoning requirements. Building placed on lot does not meet minumum yard set-back requirements.

Parcel No. 7.
Blight Criteria:

(1) UNSATISFACTORY STANDARDS OF MAINTENANCE OR REPAIR.
This property is located on a tract of land adjacent to a vacant lot. The outward appearances indicate the structure to be in poor physical condition.

Parcel No. 8.
Blight Criteria:

(1) UNSATISFACTORY STANDARDS OF MAINTENANCE OR REPAIR.
The roof and foundation sags and there are no gutters.

(6) OVERCROWDING OR IMPROPER LOCATION OF STRUCTURES ON THE LAND.
The lot does not have minimum required frontage or area to comply with zoning requirements.

Parcel No. 9.
Blight Criteria:

(1) UNSATISFACTORY STANDARDS OF MAINTENANCE OR REPAIR.
Roofing material is curling and roof structure is sagging.

(3) INADEQUATE PLUMBING, HEATING, OR ELECTRICAL FACILITIES.
The chimney and vent for floor furnace located in unsafe manner.

(6) OVERCROWDING OR IMPROPER LOCATION OF STRUCTURES ON THE LAND.
This lot does not meet area requirements for zoning.

Parcel No. 10
Blight Criteria:

(1) UNSATISFACTORY STANDARDS OF MAINTENANCE OR REPAIR.
The foundation appears to be sagging in one or more places.

(6) OVERCROWDING OR IMPROPER LOCATION OF STRUCTURES ON THE LAND.
The building lot does not meet minimum area size requirements existing in R-3 zone.

Parcel No. 11
Blight Criteria:

(1) UNSATISFACTORY STANDARDS OF MAINTENANCE OR REPAIR.
The foundation appears to be sagging in one or more places.

(6) OVERCROWDING OR IMPROPER LOCATION OF STRUCTURES ON THE LAND.
The building lot does not meet minimum area size requirements existing in R-3 zone.

Parcel No. 12
Blight Criteria:

(1) UNSATISFACTORY STANDARDS OF MAINTENANCE OR REPAIR.
This house does not have solid foundation it is situated on piers.

(6) OVERCROWDING OR IMPROPER LOCATION OF STRUCTURES ON THE LAND.
The house and lot not situated on street front as required by zoning ordinance. The lot technically has no frontage and no access.

Parcel No. 13
Blight Criteria:

(5) CONVERSIONS TO INCOMPATIBLE TYPES OF USES, SUCH AS ROOMING-HOUSES AMONG FAMILY DWELLINGS OR INTRODUCTION OF MIXED USES.
This house had been used as single family residence on the main floor and the basement and upper floors have students. The lot does not have sufficient off-street parking. Number of students exceed the sanitation facilities required by the housing code.

Parcel No. 14
Blight Criteria:

(5) CONVERSIONS TO INCOMPATIBLE TYPES OF USES, SUCH AS ROOMING-HOUSES AMONG FAMILY DWELLINGS OR INTRODUCTION OF MIXED USES.
These two structures converted to apartments and rooming-house properties does not have sufficient sanitation facilities required by the housing code.

(6) OVERCROWDING OR IMPROPER LOCATION OF STRUCTURES ON THE LAND.
Houses were not situated on lots to provide required front and side yard requirements for their zoning district and lots were insufficient width for zoning requirements.

Parcel No. 15
Blight Criteria:

(6) OVERCROWDING OR IMPROPER LOCATION OF STRUCTURES ON THE LAND. This lot does not have minimum area requirements as set forth by the zoning ordinance. The building does not comply with setback or side yard requirements.

Parcel No. 16
Blight Criteria:

(1) UNSATISFACTORY STANDARDS OF MAINTENANCE OR REPAIR. Previous owner now occupys property. The owner will remain until 1969 school year, at which time house will become unoccupied and college preposes to develope.

(6) OVERCROWDING OR IMPROPER LOCATION OF STRUCTURES ON THE LAND. The structure does not comply with minimum yard regulations, side yard, setback and off street parking.

Parcel No. 17
Blight Criteria:

(1) UNSATISFACTORY STANDARDS OF MAINTENANCE OR REPAIR. The house requires considerable external improvements due to age and type of construction. The house is stucco and indicates poor standard of maintenance.

(6) OVERCROWDING OR IMPROPER LOCATION OF STRUCTURES ON THE LAND. The property does not meet minimum zoning regulations for size of lot and side yard requirements.

URBAN RENEWAL AND COMMUNITY DEVELOPMENT AGENCY

ARCH DANIEL
EXECUTIVE DIRECTOR

WILLIAM F. CARLO
FINANCE AND PROJECT MANAGER

FIDELITY FEDERAL BUILDING
1148 COLLEGE STREET
BOWLING GREEN, KENTUCKY 42101

PHONE 842-0159

June , 1969

CODE:
3RE

Mr. John T. Edmunds
Assistant Regional Administrator
for Renewal Assistance
Department of Housing and Urban Development
645 Peachtree-Seventh Building
Atlanta, Georgia 30323

Dear Mr. Edmunds:

Subject: Project No. Ky. R-31
Jonesville UR Area
Section 112 Credits

Enclosed please find the additional information necessary to justify the Section 112 Credits claimed for land acquisition by the Western Kentucky University. This information includes:

(1) Two copies of Western's updated Long Range Development Plan approved at the public hearing by the City County Planning Commission on May 29, 1969 as requested by Kentucky Revised Statutes.
(2) Original and one copy of all documentation necessary to establish that parcels outside the urban renewal area for which Section 112 Credit is claimed was blighted or deteriorated at the time of acquisition.

Proof of blight has been based on the conditions listed in the Urban Renewal Handbook RHA 7216.1, Local Grants-In-Aid, Chapter 2, Section 3, page 4.

If we can be of further assistance to you in this matter, please do not hesitate to communicate with us.

Sincerely yours,

Arch Daniel
Executive Director

AD/pw

Enclosures:

URBAN RENEWAL COMMISSIONERS:

NORMAN V. LEWIS, CHAIRMAN
RICHARD C. GARRISON, VICE-CHAIRMAN
REV. J. E. JONES
B. L. STEEN
ARTHUR M. REYNOLDS